

**Thursday, April 28, 2022, 7:00 pm
SPECIAL MEETING
Kasson Township Hall
10988 S. Newman Road, Maple City, MI 49664**

I. Call Meeting to Order/Pledge of Allegiance

Chairman Roush called the meeting to order at 7:06 pm with the Pledge of Allegiance.

II. Roll Call of Commissioners and Staff: Recognition of Visitors

- A. Present: Jim Anderson, Vice Chairman; Dave Noonan, Commissioner; Chuck Schaeffer, Secretary; Jerry Roush, Chairman
- B. Absent: Tad Carter, Township Board Rep
- C. Staff: Tim Cypher, Zoning Administrator; Allison Hubley-Patterson, Recording Secretary
- D. Visitors present: None

III. Consideration of Agenda (Attachment "A")

Chairman Roush asked for a motion to approve the agenda. **ANDERSON MOVED TO APPROVE THE AGENDA AS PRESENTED; NOONAN SECONDED. ALL PRESENT IN FAVOR, MOTION CARRIED.**

IV. Declaration of Conflicts of Interest – None reported at this time.

V. General Comments from the Public - None

VI. Approval of Minutes

Schaeffer noted several corrections to the minutes of April 18, 2022. These changes have been made by Hubley-Patterson, the Recording Secretary. Chairman Roush asked for a motion to approve the April minutes as amended. **NOONAN MOVED TO APPROVE THE MINUTES OF THE APRIL 18, 2022 MEETING AS AMENDED; ANDERSON SECONDED. ALL PRESENT IN FAVOR, MOTION CARRIED.**

VII. Correspondence Received

Noonan read the second letter that was received by Ms. Anne Magoun aloud to all PC members. (Attachment "B")

VIII. Unfinished Business

A. Discussion of final language of 2022 Master Plan

1. Testimony from Public Hearing

Schaeffer prepared an excerpt from the Kasson Township Planning Commission minutes of April 18, 2022. This excerpt specifically applies to the Public Hearing and Comment on Draft V4 of the 2022 Master Plan.

2. Comments from the Leelanau County Planning Commission (LCPC) Staff and from the Leelanau County Planning Commission members (LCPC) were reviewed and discussed.

Chairman Roush asked the PC members if they noticed anything in Ms. Galla's comments that needed to be addressed. Anderson stated that he agreed with Ms. Galla's comments regarding the need for housing.

Chairman Roush stated that his opinion regarding housing is based on responses that were received from residents who returned the survey that was distributed; in total, 303 residents responded. Seasonal rentals and mobile homes were ranked the lowest and residents emphasized that they like the rural character of the Township. Chairman Roush stated that he believes Ms. Galla would like to see additional low rent housing and mobile homes but this is not what the residents want for the Township. Noonan commented that people do not want to look at modular and mobile homes but this is all that some individuals can afford.

Ms. Galla would like to see the inclusion of additional goals and objectives for housing options worked into the Master Plan. Chairman Roush asked how this would be worded exactly in the document and reiterated the responses from many residents of the County regarding the desire to maintain the rural character.

Schaeffer suggested that language in the Master Plan could indicate that as the market develops, as land use develops and as the character of the Township develops, we could modify the Master Plan as needed.

Anderson stated that an ideal area for low-income housing would be gravel pit areas. Noonan stated that the Master Plan should specify that trailer parks are allowed but Chairman Roush disagreed and stated that he would not support this language. Noonan suggested that the language be left as is and the PC can see where the Township is in five years.

One of the major issues is employment; Anderson commented that there is an abundance of "Help Wanted" signs but the area is too expensive for

people to live here. He also stated that there is a huge demand for housing but there is nobody available to build the homes. Cypher added that housing will always be an issue no matter what, especially in a resort community. Further discussion ensued regarding the issue of housing; the discussion ranged from what the younger generation is seeking today to the fact that it is difficult to make recommendations because there are no real answers to this problem at the present time. Noonan stated that until tax incentives are offered, things will not change.

Cypher stated that he spoke to attorney Tom Grier and they discussed the unintended consequences surrounding the issue of housing. They were tasked with looking at commercial districts for housing options, as well as forested districts. Cypher stated that Maple City has many large parcels that could be expanded. He also addressed the mixed-use option of business and dwellings, which is similar to the Patterson model. Mr. and Mrs. Patterson previously discussed their proposal for a mixed-use option at the April 18, 2022 meeting. Cypher stated that this type of model would not cause problems with neighbors because they would be aware that the area is zoned commercial.

Cypher raised the question of where will the commercial development be placed if there is an increase in demand for this; he suggested that mixed-use would work because we are seeing more combined areas where people work and play. He referenced the Whitewater Township article that recently appeared in the Ticker and stated that all places are having issues with maintaining rural character. Schaeffer stated that commercial areas could be filled up with single-family homes but when more commercial space is needed, people will not want this type of development near them.

Chairman Roush inquired about a comment made by Ms. Galla regarding the sewer and asked what her comment is in reference to. Cypher stated that she is referring to a state standard. Solon Township tried this several years ago with regard to the sewer system but the cost would have been \$320 per household per month. Cypher stated that many residents of Cedar are in a low area.

Cypher asked the PC members if they are agreeable to having a mixed-use or multi-family model. Noonan stated to go with mixed-use. Anderson inquired if there are fallow and abandoned gravel pits now but Noonan replied, "No". Cypher again asked if all PC members were in agreement regarding mixed-use; all agreed. Cypher will draft the appropriate language and will forward it to Schaeffer for inclusion in the Master Plan.

Schaeffer stated that the PC members will be able to see the changes in the margins that he will incorporate, but with the markup feature, these will

go away with a keystroke. Cypher stated that he does not see anything else that should be added but he will review the Master Plan once again to be sure.

Chairman Roush stated that the LCPC comments seemed very favorable in terms of what the Kasson Township PC has accomplished.

3. Comments from Anne Magoun

Noonan inquired about Ms. Magoun's letter. He recognized her comments regarding clerical errors but does not agree with all suggestions made in the letter.

Schaeffer inquired about the Goals and Policies section and Cypher agreed that he recommended the proposed change to this section. Cypher stated that Mr. Tom Nixon who is a member of the Leelanau County Planning Commission stated that he is interested to see what the township values; maintaining rural character is the top issue in Leelanau County. Noonan pointed out that rural character is disappearing. People are purchasing property and putting houses up; Noonan stated that the appeal of the area will diminish if a couple of thousand homes are constructed.

Anderson inquired about form-based zoning and Schaeffer/Cypher provided explanations to this concept.

Schaeffer read a passage from Ms. Magoun's letter regarding changing the term "bikers" to "bicyclists"; all agreed that the change was appropriate. Schaeffer stated that he is not in agreement with Ms. Magoun's comments about BATA and Noonan concurred.

4. Other Input

Chairman Roush asked if there is any additional input regarding the Master Plan. Anderson discussed reducing lot sizes and reiterated that people want to live in the area but cannot afford to do so. Noonan concurred with Anderson and commented that the Township is turning into a retirement community.

B. Vote on final draft of 2022 Master Plan

Chairman Roush asked for a motion to approve the Master Plan with the changes that were discussed at this meeting. **NOONAN MOVED TO APPROVE VERSION 5 OF THE KASSON TOWNSHIP MASTER PLAN BASED ON THE CHANGES THAT WERE DISCUSSED AT THIS MEETING; SCHAEFFER SECONDED.**

Chairman Roush conducted a roll call vote:

SCHAEFFER – YES

ANDERSON – YES

NOONAN – YES

ROUSH - YES

ALL PRESENT IN FAVOR, MOTION CARRIED.

IX. Comments from the Public – none

X. Comments from the Commissioners

All PC members agreed that this is the final version and the work of the PC on this matter has now concluded. Schaeffer will finalize Version 5 with markups in the margin. When reviewing the document one last time, PC members only need to look at the markup comments as these will represent the changes that will be made based on tonight's discussion.

Schaeffer mentioned that public utilities and transportation companies have not requested additional information regarding the Master Plan.

Schaeffer proceeded to go through the Master Plan checklist to ensure that all tasks have been completed. Version 5 will be sent to the Township but they have already seen a previous version.

XI. Next Regular Meeting – Monday, May 16, 2022, 7:00 p.m.

XII. Adjournment

Chairman Roush asked for a motion to adjourn the meeting. **NOONAN MOVED TO ADJOURN THE MEETING; ANDERSON SECONDED. ALL PRESENT IN FAVOR, MOTION CARRIED.**

The meeting was adjourned at 8:11 pm.

Respectfully submitted,

Allison Hubley-Patterson
Recording Secretary

ATTACHMENT “A” – TENTATIVE AGENDA

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KASSON TOWNSHIP PLANNING COMMISSION
Tentative Agenda
April 28, 2022

- 1. Call Meeting to Order/Pledge of Allegiance**
- 2. Roll Call of Commissioners and Staff; Recognition of Visitors**
 - A. Commissioners present (roll call): Anderson, Carter, Noonan, Roush, Schaeffer
 - B. Staff - Cypher, Hubley-Patterson
 - C. Visitors present _____
- 3. Consideration of Agenda: Additions or Deletions**
- 4. Declaration of Conflicts of Interest**
- 5. General Comments from the Public**
- 6. Approval of Minutes – April 18, 2011 [*]**
- 7. Correspondence Received**
 1. Anne Magoun - Compliments [*]
- 9. Unfinished Business**
 - A. Discussion of final language of 2022 Master Plan
 1. Testimony from Public Hearing [*]
 2. Comments from LCPC Staff [*]
 3. Comments from LCPC [*]
 4. Comments from Anne Magoun [*]
 5. Other Input
 - B. Vote on final draft of 2022 Master Plan
- 11. Comments from the Public**
- 12. Comments from the Commissioners**
- 13. Next Meeting: May 16, 2022 , 7:00 PM, Township Hall**
- 14. Adjournment**

[*] - Following an agenda item means there is an attachment in the meeting packet.

Chuck Schaeffer
Commission Secretary

ATTACHMENT “B” – Second letter from Ms. Anne Magoun**Kasson Master Plan comment**

From: **Anne Magoun** | annemagoun@gmail.com

Monday, Apr 25, 9:35 PM

To: **kassontwpPCSec@gmail.com**

Kasson Township Planning Commission –

Thank you for the opportunity to comment on the draft Master Plan for Kasson Township. In addition to my earlier comments, I want to commend the Commission for including the policy of endeavoring to maintain dark sky conditions.

As the draft states, “Clean air shall include freedom from light pollution.” The master plan could go beyond endeavoring to maintain existing dark sky conditions; the plan could encourage voluntary reduction of unnecessary and wasted light spilling up into the sky.

I ask you to consider expanding support for a natural nighttime environment for public enjoyment, wildlife protection (especially migrating birds), and for professional and amateur astronomy. It isn’t difficult to update outdoor lighting to limit uplighting or to add effective shielding, and people are often happy to do so once they appreciate the benefits of doing so.

Thank you for your public service. I look forward to seeing the new plan once it is finished.

Anne Magoun
8514 S Dunns Farm Road, Maple City
231.632.6233
